

**MINUTES OF THE  
SOUTH OGDEN CITY COUNCIL MEETING  
Tuesday, April 1, 2014 – 6:00 p.m.  
Council Chambers, City Hall**

Note: An open house concerning the widening of 40<sup>th</sup> Street was held before the council meeting. Members of Horrocks Engineers were present to answer resident's questions; forms were also available for residents to give their public input. Council Members Sallee Orr, Brent Strate and Russell Porter were present to speak with those in attendance and help answer questions. No minutes were taken of this informal open house, and although three members of the council were in attendance, they did not discuss any issues with each other.

**COUNCIL MEMBERS PRESENT**

Mayor James F. Minster, Council Members Sallee Orr, Russell Porter and Brent Strate

**COUNCIL MEMBERS EXCUSED**

Wayne Smith and Bryan Benard

**STAFF MEMBERS PRESENT**

City Manager Matthew Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Chief of Police Darin Parke, Fire Chief Cameron West, Administrative Services Director Kristen Hansen, Deputy Fire Chief Rick Rasmussen, Good Landlord Program Coordinator Ben Robbins and Recorder Leesa Kapetanov

**CITIZENS PRESENT**

Jim Pearce, Eric Johnson, Juan Chavez, Patrick Conlin, Tammy Taylor, Debbie & Mike Sacco, Jeff & Jean Bonham, Kim & Dave Aldrich, Steve Williamson, Troy Callister, John & Marta Mathews, Paul Wamsley, Ryan Snow, David Harvey, David Smith, Kent Singleton, Eric Pehrson

**I. OPENING CEREMONY**

**A. Call to Order**

Mayor James F. Minster called the meeting to order at 6:04 p.m. and asked for a motion to convene.

**Council Member Porter moved to convene as the South Ogden City Council, seconded by Council Member Strate. Council Members Orr, Strate and Porter all voted aye.**

**B. Prayer/Moment of Silence**

The mayor led those present in a moment of silence.

**C. Pledge of Allegiance**

Council Member Strate directed everyone in the Pledge of Allegiance.

Mayor Minster invited anyone who wished to address the council to come forward, reminding them that if they wanted to speak concerning the widening of 40<sup>th</sup> Street, their comments would be taken later in the meeting.

**II. PUBLIC COMMENTS**

No one came forward for public comments.

**A. Recognition of Scouts/Students**

There were no scouts or students present.

Mayor Minster then informed those present that the order of the agenda would be changed slightly. Item VI, a presentation by Mainline Construction, would take place next, before the consent agenda.

**VI. PRESENTATION**

**Mainline Construction - Have A Heart Homes**

Stuart Smith, 2764 E 3575 N, Layton, Utah from Mainline Construction, came forward. He was there to represent *Have A Heart Homes*, a joint effort of the Home Builders Association and the Realtors Association. *Have A Heart Homes* helped special needs families by constructing a home for them at reduced costs. They were able to cut the cost of the home greatly due to donated work and materials from participating groups. They wanted to put a home in the upcoming *Parade of Homes* to draw more attention to the program, and had bought a property in South Ogden on which to build a home. Mr. Smith provided the council a picture of the house they were planning on building (see Attachment A).

Mr. Smith asked the council for as much financial help as the city could offer, specifically by reducing some of the building fees the city had the authority to negotiate.

Mayor Minster thanked Mr. Smith and informed him the council would discuss the matter later on in the meeting.

**III. CONSENT AGENDA**

- A. Approval of March 4, 2014 Council Minutes**
- B. Approval of February 7, 2014 and February 8, 2014 Council Retreat Minutes**
- C. Approval of March Warrants Register**
- D. Declaring Sewer Truck and Two Mowers as Surplus Property**
- E. Approval of Proclamation Declaring April 1, 2014 as National Service Recognition Day**
- F. Ratify Date For Public Hearing (April 1, 2014 at 6 pm or as soon as the agenda permits) to Receive and Consider Comments On the Proposed Widening of 40<sup>th</sup> Street**

Mayor Minster read the items listed on the consent agenda, including the proclamation, and asked if anyone would like to comment concerning the items listed. There were no questions or comments. The mayor called for a motion.

**Council Member Strate moved to approve the consent agenda. The motion was seconded by Council Member Orr. The mayor called a voice vote. Council Members Porter, Orr, and Strate all voted aye.**

Mayor Minster then indicated it was time to move into a public hearing and called for a motion to do so.

**Council Member Porter moved to leave the council meeting and move into a public hearing to discuss 40<sup>th</sup> Street, with a second from Council Member Orr. Council Members Porter, Orr and Strate all voted aye.**

**IV. PUBLIC HEARING**

**To Receive and Consider Comments On the Proposed Widening of 40th Street**

City Manager Dixon gave a brief introduction on the project, thanking the members of the public for attending. Mr. Dixon then asked Stan Jorgenson, from Horrocks Engineers, the company who had

done the environmental study for the project, to come forward. Mr. Jorgenson said he and his team, as well as some representatives from UDOT, were available to answer any questions people may have. He went on to explain the widening project would be between Washington Boulevard and Gramercy. The purpose of the environmental study was to determine present and future travel demand, pointing out the previously mentioned section of 40<sup>th</sup> Street was currently a bottleneck for traffic. He said the study was looking at widening the street to 84 feet, which would meet traffic demands to the year 2040. Currently, 20,000 vehicles traveled the road daily; and projections anticipated that number would increase to 30,000 before the year 2040. Mr. Jorgenson pointed out this study did not include any improvements UTA may want to make to the project, for example adding a dedicated bus lane or adding a bus route; the city was currently in talks with UTA concerning such matters. He went on to explain the environmental study for the project did not look at things like wetlands and wildlife, but rather what the effects would be on people.

Mr. Jorgensen then explained the different methods people could use to make their voices heard: they could use comment forms provided that evening, send comments via email, or comment verbally at the microphone that evening. Mr. Jorgenson indicated three people had signed up to comment at the microphone and called the first person's name to come forward. No one responded, so he moved to the second person.

**David Harvey**, owner of the property located at 635 40<sup>th</sup> Street, came forward. He said they had planned to build a multi-unit project, but had only built one building before the economy forced them to stop. They were just now beginning the process to build again. However, with the widening of the street, it would bring the road to within 8 feet of one of the proposed buildings. Mr. Harvey felt the nearness of the road would make the units unmarketable, and asked the city to work with them in shifting the project away from the street. It would involve some redesign of retention ponds, turn-a-rounds for emergency vehicles and adjustments to parking. Mr. Harvey said City Manager Dixon had indicated the city would meet with him and the city engineer to work something out. Mr. Harvey was hoping they could hurry the process in order to start building soon.

The other person on the list was a business partner of Mr. Harvey, and declined to come forward. Mr. Jorgenson invited anyone else who wished to comment to come forward.

**Tammy Taylor**, 4020 Jefferson, came forward. She pointed out the setback between the road and the houses looked very narrow between Jefferson and Orchard. She was aware there had already been accidents where cars had ended up in front yards and even hit one of the homes. She felt there was a safety issue that needed to be addressed. She also had questions as to whether traffic lights were being considered, and also what the designations for the historic structures were.

The mayor asked Mr. Jorgenson to address the question concerning the historic structures. Mr. Jorgenson referred to the map, explaining the homes shaded in blue were potential historic structures. Since this project might receive federal funding, the federal highways had regulations regarding protection of historic property. Any structure older than 45 years old, passed the first test. The next test had to do with the exterior features of the structure. The buildings marked in blue had passed both those tests. If federal money is used to help fund the project, the city would be required to minimize impacts to those structures and avoid them when possible. He also pointed out that even though some properties had been designated as potential historic structures, it did not impact a property owner's ability to do what they wanted with the property.

There were no more comments from the public. Mayor Minster called for a motion to close the public hearing.

Council Member Orr moved to close the public hearing and reconvene as the South Ogden City Council. Council Member Porter seconded the motion. Council Members Orr, Porter and Strate all voted aye.

**V. DISCUSSION/ACTION ON PUBLIC HEARING**

**Discussion on Widening of 40<sup>th</sup> Street**

Mayor Minster asked if City Manager Dixon had further comment about 40<sup>th</sup> Street. Mr. Dixon reminded those present that if after talks with UDOT were completed, the scope or any other part of the proposed widening changed, the city would have another open house and public hearing to let everyone know and comment on it. The mayor then asked if the council had any further comments. There was no more discussion on this item.

At this point, the mayor remembered to excuse Council Members Wayne Smith and Bryan Benard from the meeting, as they were both out of town.

**VII. DISCUSSION / ACTION ITEMS**

**A. Discussion on Have A Heart Homes**

Mayor Minster turned the time to City Manager Dixon to comment on this item. Mr. Dixon said the *Have A Heart* group had already pulled a building permit for their project so they could move forward; if the city wanted to discount the fees it was able to negotiate on the permit, it would be done by refunding some of the money. He explained the total cost of the permit had been \$7,159.27. Some of the fees were outside the city's control, such as Central Weber Sewer fees. If the city were to reduce by 50% the fees it was able to, the building permit fee would be \$4,753.74, which was a 34% overall reduction. This information was simply to give the council an idea of what they could do.

Council Member Porter said he was in favor of waiving the fees. Council Member Orr said it sounded like a good idea, but wondered if the city would be setting a precedent that may cause problems in the future.

City Attorney Bradshaw said the council may want to look at giving assistance through the context of the CDRA housing program. City Manager Dixon pointed out that currently under the CDRA program, the homeowner would have to apply as well as meet certain income requirements. He was not sure how that would help the *Have a Heart* group; however, he told the council they still had the authority to take a vote and waive the fees if they wanted to. Mr. Bradshaw advised the council to have staff look at other and better ways of assisting the *Have A Heart Homes* that would not set a legal precedence. The council determined they would like staff to look at other ways for the city to contribute to the *Have A Heart* group.

**B. Consideration of Ordinance 14-02 – Amending Title 10, Chapter 21, Article E, Appendix A to Allow Monolithic Signs In the R-5zc(AB) Zone, and Changing Maximum Height to 25' to be Consistent With the R-5 Zone**

City Planner Mark Vlasic came forward to address this item. He gave some background information concerning this change to the sign ordinance, explaining that an R-5 zone was meant to be a transition between low density residential and commercial zones. He gave a definition and showed some examples of monolithic signs, explaining the planning commission had recommended that monolithic signs only be allowed in an R-5zc(AB) zone if they were located directly across from a commercial zone. The council viewed a zoning map and clarified where such signs would be allowed.

Council Member Porter said he was in favor of this ordinance, first, because he trusted the planning commission's recommendation and second, because it was more friendly to businesses.

Mayor Minster then called for a motion concerning Ordinance 14-02.

**Council Member Porter moved to approve Ordinance 14-02, amending the sign ordinance to allow monolithic signs at 25 feet in certain zones. The motion was seconded by Council Member Strate. There was no further discussion, so the mayor called the vote:**

Council Member Porter-	Yes
Council Member Strate-	Yes
Council Member Orr-	Yes

**Ordinance 14-02 was passed.**

**C. Consideration of Previously Tabled Resolution 14-07 – Approving an Agreement With Better City for Business License Services**

City Manager Dixon reminded the council of their previous discussion on this item and their concerns about it. The council had been concerned as to how the businesses would be approached. Mr. Dixon had been reassured the city would be in total control as to how Better City approached businesses. Mr. Dixon had also addressed the council's other concern, getting references from other cities that had used the services, by contacting Ogden City. Ogden had been using Better City for a while and had seen some success. Staff recommended using Better City's services. The council had no further questions or discussion. Mayor Minster called for a motion.

**Council Member Orr moved to adopt 14-07, followed by a second from Council Member Porter. Seeing no further discussion, the mayor made a roll call vote:**

Council Member Orr-	Yes
Council Member Porter-	Yes
Council Member Strate-	Yes

**Resolution 14-07 was adopted.**

**D. Consideration of Resolution 14-08 – Approving an Agreement With SCA for Ambulance Billing Collections**

Fire Chief Cameron West came forward to speak to this resolution. He said this agreement further helped to streamline the ambulance billing process. Staff had looked at several different options, and working with SCA seemed to be the best solution for the city. The council had no further questions for Chief West. The mayor called for a motion.

**Council Member Strate moved to adopt Resolution 14-08, approving the SCA agreement. Council Member Porter seconded the motion. After ascertaining there was no further discussion, Mayor Minster called the vote:**

Council Member Strate-	Yes
Council Member Porter-	Yes
Council Member Orr-	Yes

**The motion carried.**

**E. Consideration of Resolution 14-09 – Approving an Agreement with Midway West Amusements for South Ogden Days Carnival**

The Mayor asked City Manager Dixon to speak to this matter. Mr. Dixon reminded the council the city had used Midway West for many years for the South Ogden Days carnival. Staff recommended approval of the agreement.

Council Member Orr asked if the agreement contained everything it needed to; she knew there had been an issue in previous years that had not been addressed in the agreement. City Attorney Bradshaw said one of the good things about using the same company for many years was that the city was able to “fine tune” the agreement so it worked well for everyone. There were no further questions so the mayor called for a motion.

**Council Member Porter moved to adopt Resolution 14-09, approving an agreement with Midway West Amusements for South Ogden Days carnival. The motion was seconded by Council Member Orr. There was no further discussion. The mayor made a roll call vote.**

Council Member Porter-	Yes
Council Member Orr-	Yes
Council Member Strate-	Yes

**Resolution 14-09 was adopted.**

**F. Consideration of Resolution 14-10 – Approving an Agreement with Petsmart for Participation in Adoption Program**

City Manager Dixon commented that Petsmart was a great company to work with for animal adoptions. They allowed the city to use their facility for adoption events throughout the year and were a big part of the success the animal services department had had over the past several years. This agreement just spelled out the terms of using their facilities. Staff had reviewed the agreement and recommended the council approve it. There was no further comment or questions from the council. Mayor Minster called for a motion concerning Resolution 14-10.

**Council Member Orr moved to adopt Resolution 14-10, approving an agreement with Petsmart. The motion was followed by a second from Council Member Strate. Seeing no further discussion, the mayor called the vote:**

Council Member Orr-	Yes
Council Member Strate-	Yes
Council Member Porter-	Yes

**The agreement with Petsmart was approved.**

**G. Consideration of Resolution 14-12 - A Resolution Authorizing Not More Than \$1,700,000 Sales And Excise Tax Revenue Refunding Bonds, Series 2014 To Refinance At A Savings The Issuer's Outstanding Sales Tax Revenue And Refunding Bonds, Series 2004 Issued To Build The City Hall Complex; Appointing A Pricing Committee; Providing For Publication Of A Notice Of Bonds To Be Issued; Providing For A Pledge Of Sales And Excise Tax Revenues For Repayment Of The Bonds; Fixing The Maximum Amount, Maturity, Interest Rate, And Discount At Which The Bonds May Be Sold; Providing For The Running Of A Contest Period; And Related Matters**

City Manager Dixon introduced Eric Pehrson, a representative from Zion's Bank, to explain about the bond resolution. Mr. Pehrson said that with falling interest rates, it would save the city money to refinance the bonds it had purchased when building the new city hall facility. This resolution was the legal framework to start the refinancing process. Mr. Pehrson gave the council a handout (see Attachment B) showing the refunding savings history, pointing out the city could save close to \$100,000 by refinancing at this time. The resolution also established a financing committee which would determine which refinancing package to select once all the bids had been returned. He warned the interest rate was always fluctuating, so the exact amount of savings could not be determined until a package with a set interest rate was selected. Eric Johnson, from Blaisdell, Church & Johnson, then came forward. He pointed out that since the resolution created a pricing committee to make decisions concerning the bonds from this point, the council would probably no hear anything else concerning the bonds. In essence, the council was giving their approval now. Mayor Minster asked Mr. Johnson if refinancing the bonds affected the city's rating. Mr. Pehrson said the bid was for unrated bonds, since the cost for rated bonds would be too much and the city would not see any savings. Council Member Orr asked if the bonds had been refinanced in 2009, after initially being taken out in 2004. Mr. Johnson explained a portion of the bonds had been refinanced in 2009, but because there was a clause saying that some of the bonds could not be refinanced within the first ten years, the city had to wait until now to refinance the rest of the bonds. There were no further questions. The mayor entertained a motion to adopt Resolution 14-12.

**Council Member Strate moved to approve Resolution 14-12, providing for bonds to be issued. Council Member Porter seconded the motion. The mayor called for further discussion, if any. There was no discussion, so the vote was called:**

<b>Council Member Strate -</b>	<b>Yes</b>
<b>Council Member Porter-</b>	<b>Yes</b>
<b>Council Member Orr-</b>	<b>Yes</b>

**Resolution 14-12 was adopted.**

**H. Consideration of Resolution 14-13 - Approving an Agreement with Professional Micro Systems Inc for Ambulance Billing Services**

Fire Chief Cameron West came forward. He explained this agreement would cover ambulance billing for a month gap between the time the city stopped doing ambulance billing and the current provider began. The current billing company did not want to bill for that month.

Council Member Strate asked several questions concerning the billing, including how much was outstanding and what PMI had bid. Council Member Orr asked if PMI would be willing to work hard to collect the estimated \$22,000 since they would only receive 10% of it. City Manager Dixon said in the industry, 10% was very high. Chief West commented PMI was anxious and ready to go. There was no further discussion on the matter. Mayor Minster called for a motion.

**Council Member Orr moved to adopt Resolution 14-13, approving an agreement with Professional Micro Systems for ambulance billing services. The motion was seconded by Council Member Porter. Seeing no more discussion, the mayor made a roll call vote:**



<b>Council Member Orr-</b>	<b>Yes</b>
<b>Council Member Porter-</b>	<b>Yes</b>
<b>Council Member Strate-</b>	<b>Yes</b>

**The agreement was approved.**

**I. Discussion on Possible Boundary Adjustment With Ogden City**

City Manager Dixon described where the boundary adjustment was being proposed, explaining the properties along that boundary had two parcels, one in South Ogden and a smaller one in Ogden. He said it made sense for the city to make the adjustment, not only to clean things up, but also for the benefit of the homeowners along the boundary. City Recorder Leesa Kapetanov gave some background as to why there were two parcels for the properties that bordered Ogden and the IHC property where McKay-Dee Hospital was located. She said in 2000, IHC had quit claimed the smaller parcels to the owners of the property they were immediately adjacent to, as well as quit claiming to the city land immediately adjacent to the three streets that dead ended into IHC's property. Staff was not sure, but thought IHC had deeded the properties so the city would have easy access to a storm sewer line that was located in the area. Staff had contacted Ogden City to see if they would be interested in a boundary adjustment; Ogden's City Council was scheduled to discuss the matter and decide. There were some questions concerning easements and access. City Attorney Bradshaw stated that easements would not change, even if the boundary of a property did. City Manager Dixon informed the council the estimated cost of the boundary adjustment would be approximately \$2,000. The council's consensus was that South Ogden should pursue the boundary adjustment with Ogden City.

**J. Discussion on City Newsletter**

City Manager Dixon reminded the council they had discussed the newsletter at their annual retreat. He had asked Special Events Coordinator Jill McCullough to take over the newsletter and she had put a full color newsletter with new features together, in hopes of getting approval at the previous council meeting. Unfortunately, that meeting had been cancelled due to caucus meetings on the same night. Staff had taken the liberty to go ahead with the newsletter for April, knowing there might be some things the council would want to change. Mr. Dixon pointed out that residents found value in the newsletter, and the city wanted to make it of the most value to them as possible. He then invited Ms. McCullough to comment.

Ms. McCullough went over the optional costs of the newsletter, noting the different costs between full color, black and white, and using different types of paper. Staff recommended the full color version, even though it would cost more. She explained that staff had found a way to offset the extra costs by offering advertising with the newsletter. It would involve adding a 1/3 sheet of paper to the utility bill mailing. The 1/3 sheet would be used for advertising, with smaller sections offered at a certain price and the whole sheet offered for more. If the 1/3 sheet could produce \$450 per month revenue, it would offset the extra cost for printing the newsletter in color. Ms. McCullough asked the council for input.

Council Member Porter said he liked the color, but also suggested the activities calendar somehow highlight the activities that were in South Ogden. Council Member Orr suggested the free activities be marked somehow as well. Council Member Strate suggested Ms. McCullough highlight past city events with photos and articles to encourage people to attend future events.

The council was in agreement the city should set the fees and sell advertising for the 1/3 advertising page to try and offset the costs of printing the newsletter in color.



## **VIII. DEPARTMENT DIRECTOR REPORTS**

Mayor Minster then asked Parks and Public Works Director Jon Andersen if he had a report. Mr. Andersen came forward to report the city had applied for funding to install sidewalks along Sunset Drive and Burch Creek Drive from Highway 89 to Edgewood Drive in a three phase project. The total cost of the project would be \$162,000, but staff had broken it down into three phases costing \$54,000 each, with the city being responsible for \$13,000 of each phase, for a total obligation of almost \$40,000. The city would do one phase a year for the next three years. Staff hoped to hear soon if they had received the funding.

Mr. Andersen then reported that construction would soon begin on about 800 feet of waterline on Sunset that had not been completed last year due to the weather.

Mr. Andersen finished his report by letting the council know the off-leash dog park would be opening soon, weather permitting.

Police Chief Darin Parke then came forward. He reported that weed abatement season was upon the city and the police department would use the same method of dividing the city into sections and assigning certain squads to each area.

There were no other department director reports.

## **IX. REPORTS**

A. **Mayor** – nothing to report.

B. **City Council Members**

**Council Member Porter** – reported he had taken eight members of the Bonneville Key Club to the city's animal shelter for a tour. Some of the students had signed up to be volunteers and were anxious to help out.

**Council Member Orr** – reminded everyone of Safe Kids Day at Dinosaur Park on April 26<sup>th</sup>. She also reported the Bonneville Communities That Care program was looking forward to another town hall meeting in May. Ms. Orr had also had some complaints about some tagged stop signs by Monroe and Nancy Drive. There was also an unrepaired street cut at 4400 South and Vista Drive; she asked Mr. Andersen to look into both issues.

**Council Member Strate** – asked for some clarification on the zoning map. He had remembered a rezone that had been denied and didn't think the map looked correct. Ms. Kapetanov pointed out the property that had requested the rezone and assured him that it had remained a C-2 zone.

C. **City Manager** – reminded the council he had shirt orders in his office and they should stop by and pick them up. He also needed to know who was planning on attending the Thursday night activity at the Utah League of Cities and Towns Conference.

D. **City Attorney Ken Bradshaw** – nothing to report.

Mayor Minster then indicated it was time to adjourn city council meeting and convene into a work session; he entertained a motion to do so.

**X. ADJOURN CITY COUNCIL MEETING AND CONVENE INTO WORK SESSION**

**At 7:54 pm, Council Member Orr moved to adjourn city council meeting recess into a work session. Council Member Porter seconded the motion. Council Members Porter, Orr and Strate all voted aye.**

The council moved to the EOC for the work session. After a brief break, the work session began at 8:09 pm.

**A. Discussion on Fire Department**

City Manager Dixon explained this analysis on the fire department was similar to the one completed on the police department a few months earlier. Staff had found other departments that were similar with South Ogden's Fire Department, and sought to make comparisons on staffing, costs and call volume. Chief West had put the data together to present to the council. Mr. Dixon turned the time to Chief West.

The chief gave a visual presentation, explaining the data and showing how South Ogden compared with the North View, Roy, Riverdale, Clinton, North Davis and Syracuse fire departments. From the analyzed data, it was concluded that South Ogden: 1) receives a higher proportion of calls than all but one city surveyed, 2) spends less per call than all but one city surveyed, and 3) South Ogden's minimal staffing is lower than any other city surveyed.

Chief West said he felt the higher call volume was due to the older population of the city. Police Chief Darin Parke commented the geographic location of the city and the fact that there were three major road ways that went through the city, also contributed to the higher volume.

Council Member Porter asked if making some staffing changes would help the department. Chief West said he had some suggestions and gave a handout concerning staffing (see Attachment C) to the council members.

The council discussed staffing at the two stations, taking into consideration the OSHA requirement of two in and two out in life threatening situations. They talked about different ways of staffing the two stations, taking into consideration ambulance calls, the required number of firefighters to man a truck and the OSHA requirements.

Council Member Strate asked if there were certain times of the day or week that consistently had more calls; if so, those times could be staffed more fully than other times, saving the city money. Chief West said Riverdale City had tried that method, and ended up just being fully staffed all the time. It was also a gamble because if there were ever a full structure fire during a low staffed period, it could be very detrimental. However, the chief said he would get the data and chart when the highest volume of calls came in. Deputy Fire Chief Rick Rasmussen commented that having minimal staffing was also not good in holding up the mutual aid agreements with other cities. South Ogden depended on other cities to help us, just as they depended on our help when they needed it; if we did not have enough staff on hand to offer assistance, we could not expect others to step in and give us assistance.

There was more discussion on different staffing alternatives at the two stations and what would work most efficiently with the least amount of cost to the city. The council also talked about the possibility of using the county station that was located close to Station 82. The council determined they would like to approach the county to discuss better use of their station as well as Station 82. The discussion on the fire department was concluded.

**B. Discussion on General Fund Budget**

City Manager Dixon began the budget discussion by pointing out the budget sent out in the packet did not include any additional personnel requests nor any capital projects. Mr. Dixon stated the object of that evening's discussion was to get some policy direction on certain items. He then turned the time to Finance Director Steve Liebersbach. Mr. Liebersbach pointed out he had included quite a few notes in the budget to explain line items over \$20,000. He also said money had been budgeted for items discussed in the annual council retreat, such as a city survey, safety/wellness program, community branding, the SOFI recognition program, and money for an appraisal for the Club Heights property. Mr. Liebersbach said he had also included a 5% increase for dental insurance, a 9% increase in health insurance costs, and had calculated the costs for the city's obligation to retirement funds based on the new rates. In addition, he had included a 3% COLA for employees as well as a 1 ½% 401k match. Finance Director Liebersbach said this was the time for the council to let staff know if there were certain items they felt strongly about that needed to be included in the budget. He then informed the council it appeared there would not be as much one time money for capital projects as the city had seen in the past two years; however, there was 20% or more of fund balance that the council could determine how they wanted to use. City Manager Dixon cautioned the council about using fund balance for any type of ongoing expenses such as wage or personnel increases, as they would have to continue funding those every year. The options to funding ongoing expenses would be to cut the budget in other areas to allow for them, hope for increases in sales tax revenues or economic development, or increase taxes. Mr. Dixon also pointed out that the reason for less money was not because the departments had increased spending, but because sales tax revenues had not come in at the expected level. The council asked several questions concerning the budget, trying to get an understanding of what dollar amount each percent quoted represented. City Manager Dixon asked the council if there was any specific direction they wanted to give staff concerning what was in the budget or anything that needed to be added. The council had no specific direction; they wanted to study the present budget more fully. Mr. Liebersbach asked the council to look at utility rates and consider what projects related to utilities needed to be funded in the next five years and how they would like them funded. The council needed to schedule some budget work sessions to discuss the matter. The council then determined they would like to discuss different options of funding road repair in the city at one of the work sessions. The evening's discussion concluded. Mayor Minster called for a motion to adjourn.

## **XI. ADJOURN WORK SESSION**

**Council Member Strate moved to adjourn the work session, with a second from Council Member Porter. All present voted aye. The meeting adjourned at 9:49 pm.**

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Meeting held Tuesday, April 1, 2014.

  
Leesa Kapetanov, City Recorder

Date Approved by the City Council \_\_\_\_\_ April 15, 2014

# **Attachment A**

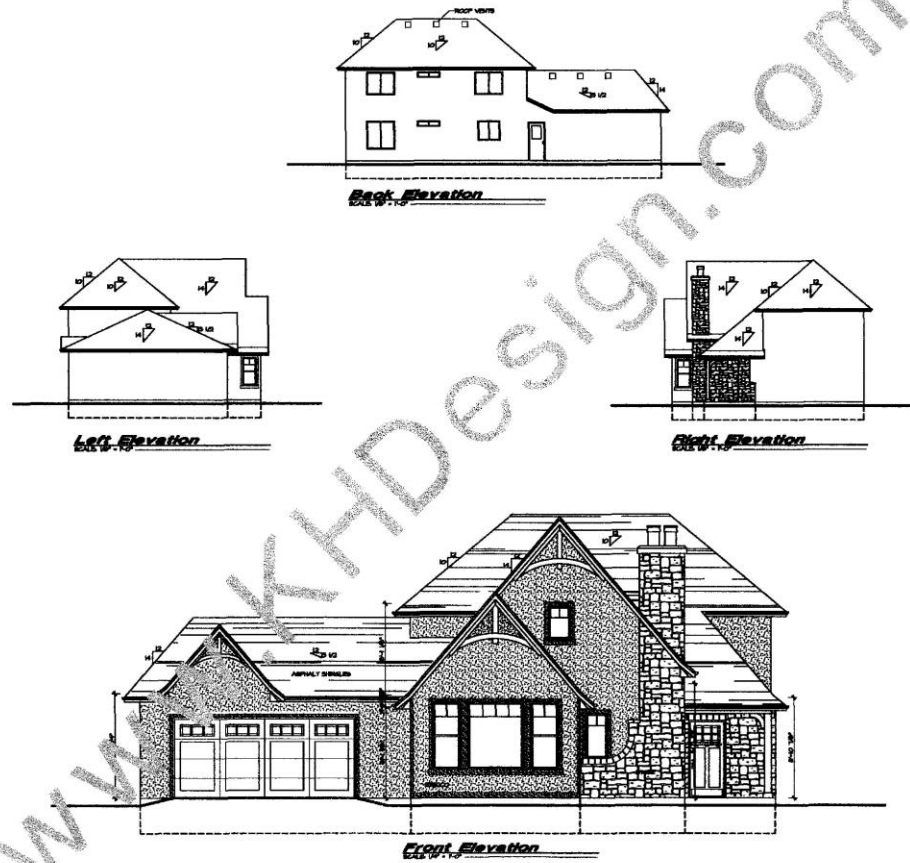
Have A Heart Homes Handout



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Sheet No.	Description	Sheet No.	Description
A1.1	General Details	A1.2	First Floor
A1.2	Second Floor	A1.3	Basement and Walk In
A1.3	Third Floor	A1.4	Foundation Plan
A1.4	Roofing and Siding Detail	A1.5	Foundation Plan
A1.5	Roofing	A1.6	Foundation Plan
A1.6	Roofing	A1.7	Foundation Plan

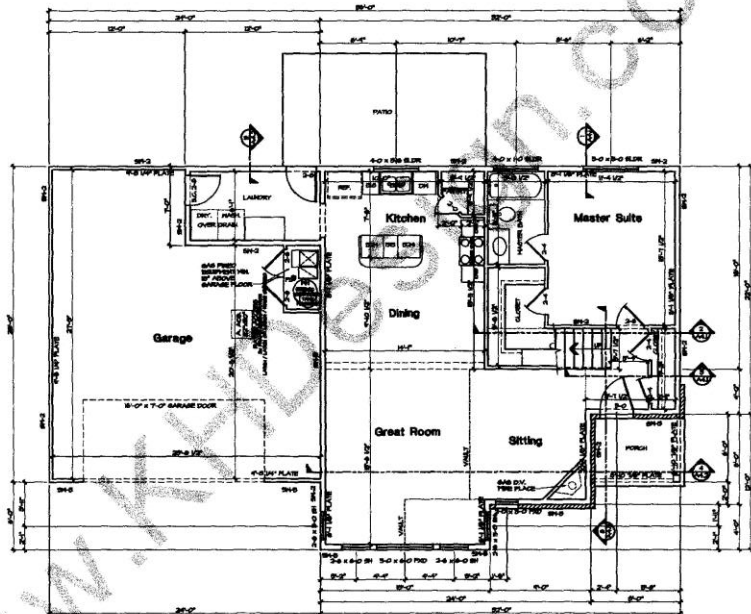


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Website. Have a Heart  
www.HaveAHeart.com

APRIL 14  
2014  
Ken Reed

A1.1

NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.
1	REVISION TO REVISION 10-10-13	10-10-13	...	...	...
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Main Level Floor Plan  
SCALE: 1/8" = 1'-0"






A2.1

Main Level Floor Plan

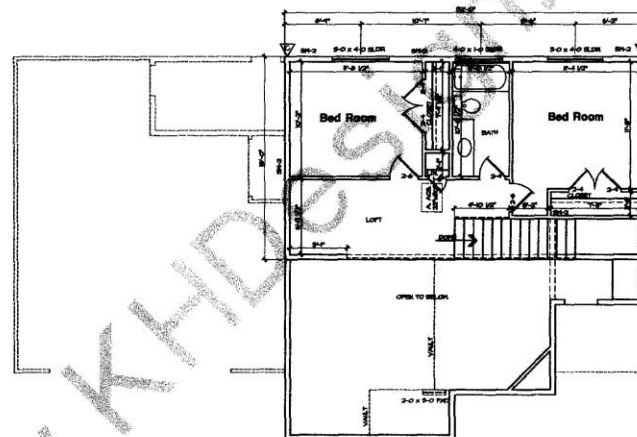
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Have a Heart  
Don't Open Up  
Your Home

SILVERPEAK  
ENGINEERING  
177 E. Highway 10, P.O. Box 1000  
Kodi, UT 84001  
JAN. '14  
Kodi, UT  
Kodi, UT



HALDDOWN # STRAP SCHEDULE	
MARK	DESCRIPTION
	SHIMSON STRONG HALDDOWN
	SHIMSON STRONG HALDDOWN
	SHIMSON HEIST STRAP

1. ANCHOR ALL HALDDOWNS THROUGH A MINIMUM OF TWO (2) x 8" STUDS.  
 2. THE POSITIONING CONTRACTOR SHALL PLACE ALL HALDDOWNS STRAPS TO USE SHIMSON



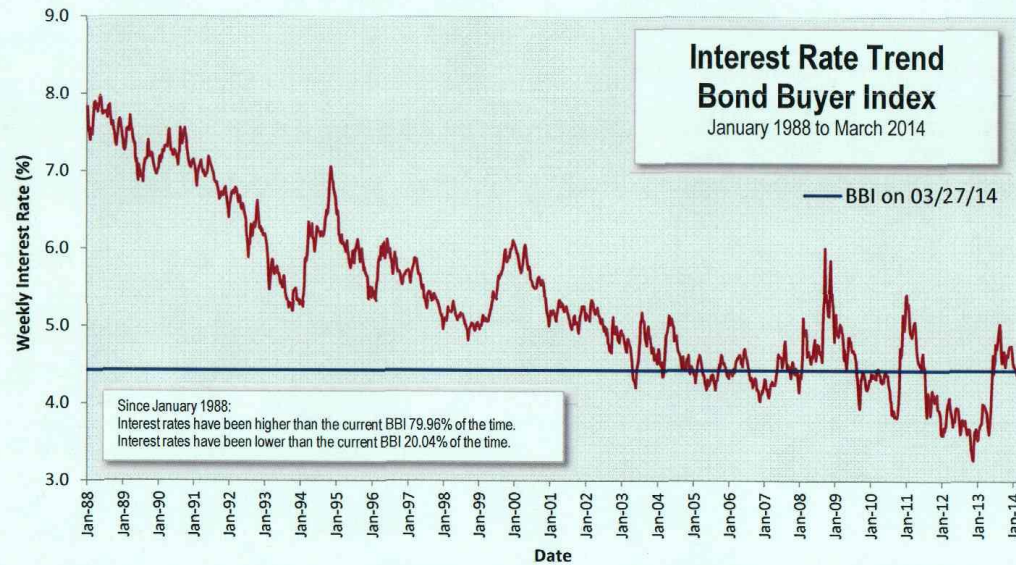
**Upper Level Floor Plan**

## **Attachment B**

### Bond Refunding Savings History

## South Ogden City, Utah Refunding Savings History

Date	Par Amount	Indicative AIC	Indicative TIC	Total P+I	NPV Savings (\$)	NPV Savings (%)
12/18/2013	\$ 1,554,000	2.25%	1.51%	\$ 1,618,117	\$ 68,101	4.57%
1/15/2014	1,534,000	1.67%	1.04%	1,576,503	95,663	6.42%
1/15/14 (MKT)	1,495,000	2.08%	1.07%	1,591,344	79,512	5.34%
3/25/2014	1,514,000	1.71%	1.14%	1,556,540	96,901	6.50%



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**Attachment C**  
Proposed Fire Department Staffing

# Proposed Changes

- Increase Min. Staffing to 3 FT & 1 PT on all shifts
  - Would allow 4-firefighter staffing at both stations
  - Allow FFs to follow OSHA rules for 2-in-2-out
- Conversion of 1 PT Support position to FT



# Proposed Changes

## – Phased-in Staff Changes

- Year 1
  - 58,500 per F/T (\$175,500 for 3 FT positions) – Station 81
  - 32,420 F/T Support Specialist
- Year 2
  - 58,500 per F/T (\$175,500 for 3 FT positions) – Station 82

	Pop.	FY 13 Exp.	FY 13 Calls (Fire/EMS)	FTEs/ year	Exp./FTE	Calls/1000	Exp./C all	Exp./ 1000	Calls/ Staff
Current	16,738	1,245,542	1876	21.85	<b>56,997</b>	112.1	<b>663.93</b>	<b>74,400</b>	<b>85.84</b>
Proposed (2015)	16,738	1,453,462	1876	24.85	<b>58,489</b>	112.1	<b>774.77</b>	<b>86,836</b>	<b>75.48</b>
Proposed (2016)	16,738	1,628,962	1876	27.85	<b>58,490</b>	112.1	<b>868.32</b>	<b>97,321</b>	<b>67.36</b>

# Proposed Changes

	Pop.	FY 13 Exp.	FY 13 Calls (Fire/EMS)	FTEs/year	Exp./ FTE	Calls/1000	Exp./Call	Exp./ 1000	Calls/ FTE
North View	31,935	2,044,623	2,135	27.82	73,485	66.85	957.66	64,024	76.73
Roy	37,604	3,181,454	5,171	36.95	86,100	137.51	615.24	84,600	139.94
Riverdale	8,560	1,324,180	834	16.49	80,283	97.4	1,587.75	154,600	50.56
Clinton	20,805	1,129,415	982	13.00	60,333	47.2	1,150.11	54,286	52.46
North Davis	40,195	2,741,958	2,657	27.82	98,558	66.1	1,031.98	68,200	95.50
Syracuse	25,118	1,610,073	667	19.43	82,856	26.55	2,413.90	64,100	34.32
So Ogden (Current)	16,738	1,245,542	1876	21.85	<b>56,997</b>	112.1	<b>663.93</b>	<b>74,400</b>	<b>85.84</b>
Proposed (2015)	16,738	1,453,462	1876	24.85	<b>58,489</b>	112.1	<b>774.77</b>	<b>86,836</b>	<b>75.48</b>
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